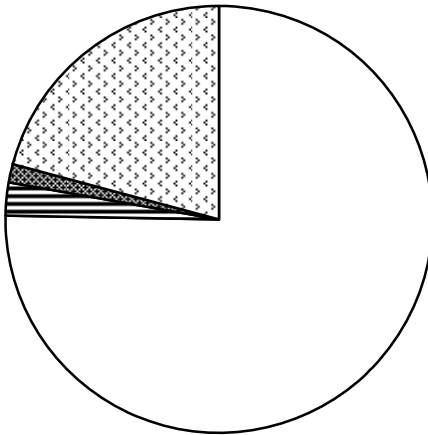


DEVELOPER ASSISTED PROJECTS CAPITAL PROGRAM

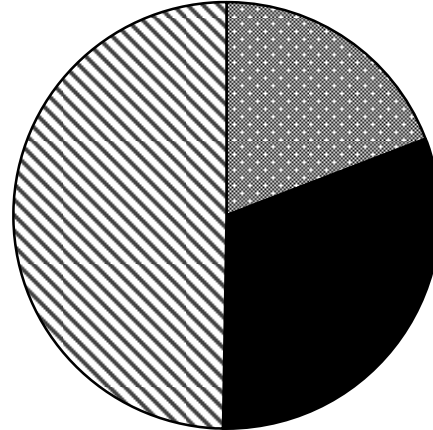
2009-2013 Capital Improvement Program

**2008-2009 Adopted
Source of Funds**



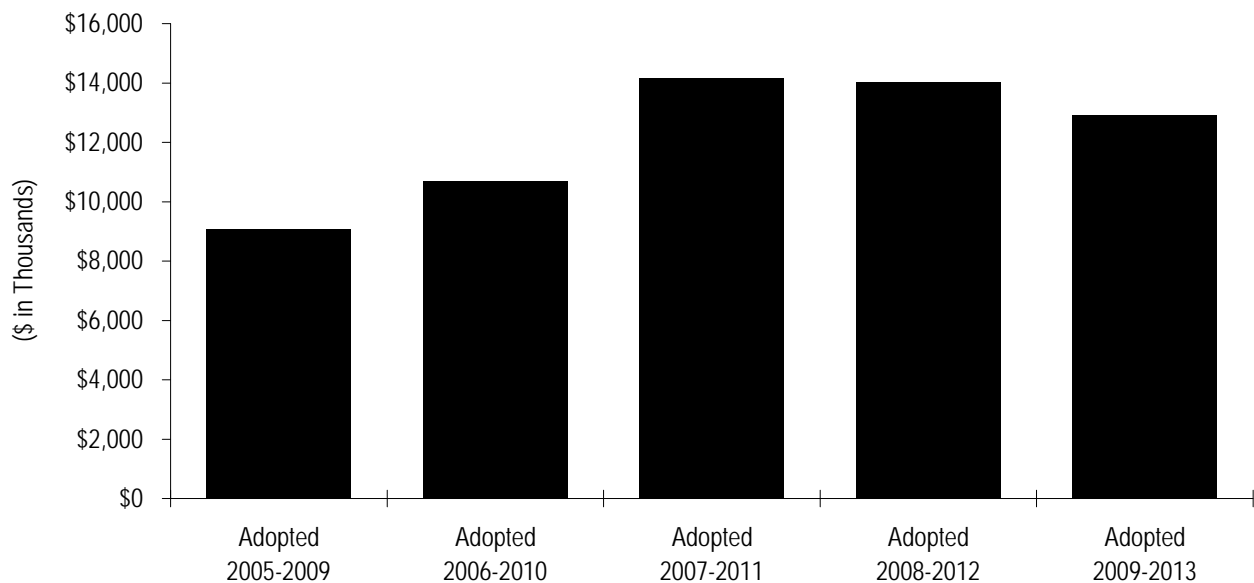
□ Beginning Fund Balance
 ▨ Fees and Charges
 ▩ Interest
 ▤ Developer Contribution

**2008-2009 Adopted
Use of Funds**



▤ Construction Projects
 ■ Non-Construction
 ▩ Ending Fund Balance

CIP History



Developer Assisted Projects

2009-2013 Adopted Capital Improvement Program

Overview

Introduction

The Developer Assisted Projects Capital Program includes the Underground Utility Fund and the Residential Construction Tax Contribution Fund (RCTCF). These funds are set up primarily to receive money from and/or provide payments to developers and utility companies. The 2009-2013 Adopted Capital Improvement Program (CIP) provides funding of \$12.9 million, of which \$5.8 million is allocated in 2008-2009.

This program is part of the Community and Economic Development City Service Area (CSA) and supports the following outcome: *Safe, Healthy, Attractive and Vital Community.*

Program Priorities and Objectives

This capital program is used to encourage the undergrounding of existing overhead facilities and to reimburse residential developers for the construction of street improvements throughout the City.

The Underground Utility Fund is used to collect developer fees when a developer opts out of placing facilities underground at the time of development. The fund is then used to establish Rule 20B Underground Utility Districts. These districts combine several smaller undergrounding projects into one large project. Combining the smaller projects helps to minimize the undesirable result of piecemeal undergrounding of utility facilities throughout the City and to take advantage of the economies of scale of larger versus smaller construction projects. The districts pay for the design, construction, and administration of these projects. Projects are prioritized with a five-year plan based on several criteria, the most important of which is the total amount

of fees collected within each Underground Utility District. Other criteria include whether or not the undergrounding work can be coordinated with other capital improvement work such as street widening, and established equity in the amount of undergrounding among Council Districts.

The Underground Utility Fund is also responsible for the administration of the Rule 20A Program. Through Rule 20A, the California Public Utilities Commission requires Pacific Gas and Electric (PG&E) to annually set aside funds to finance the undergrounding of overhead facilities located on public streets within the City of San José. AT&T and Comcast also budget funds to participate in projects in which PG&E Rule 20A funds are programmed. City staff administers the underground utility districts, reviews plans and designs, and manages, coordinates and inspects undergrounding projects.

In prior years, there was a backlog of Rule 20A projects due to utility company funding and resource issues. During the course of the past two years, staff held several workshops with PG&E and developed guidelines to implement the program in a more timely fashion. As a result, PG&E and the utility companies agreed to revise the project schedule from a five-year workplan to a three-year workplan. The revised workplan represents an expedited schedule that focuses on timely delivery of projects and allows for a faster draw down of the City of San José's current Rule 20A allocation balance. As a result of the revised workplan, the City of San José will be drawing down approximately \$10 to \$20 million per year of PG&E's Rule 20A allocation. The goal of the revised workplan is to complete all 20A projects which were

Developer Assisted Projects

2009-2013 Adopted Capital Improvement Program

Overview

Program Priorities and Objectives (Cont'd.)

previously included in the five-year workplan within the next three years. In order to support the implementation of the expedited workplan, an increase to the Underground Utility Administration (Rule 20A) appropriation was approved for 2008-2009.

Developers who construct residential dwelling units pay contributions to the RCTCF. In turn, payments from the fund are made to developers who construct eligible improvements on major City streets in connection with new residential developments. This program implements the City's General Plan Goals and Policies, which state that the City should assign priority to the installation and maintenance of landscaping in median islands and back-up strips along major thoroughfares. Reimbursements to developers for qualifying improvements are made on a first-come, first-served basis according to when the improvements are accepted by the City and when the developers subsequently invoice the City with appropriate documentation of their costs. Staff also programs anticipated reimbursements according to a five-year schedule and actively monitors the status of each to ensure some fund flexibility in the event that an urgent unanticipated reimbursement is requested. The major program priority and objective is to ensure that residential developments within San José include the construction of public improvements necessary to maintain or improve the infrastructure of the City.

Sources of Funding

Revenue for the CIP is derived from two sources: the Underground Utility In-Lieu Fee, which is paid by developers, and the

Residential Construction Tax. Underground Utility In-Lieu Fee estimates (estimated at \$7.25 million over the next five years), are slightly lower in this five-year CIP than the \$7.5 million projection included in the 2008-2012 Adopted CIP.

The estimate for Underground Utility In-Lieu Fee collections is \$1.15 million in 2008-2009 and will continue to increase slightly in each of the remaining years of the CIP. This adjustment is based on an approved increase to the fee in 2008-2009. Based on an analysis of the cost to underground overhead utility facilities, it was determined that the previous fee of \$224 per linear foot did not recover the actual cost of placing facilities underground. As a result, the City Council approved an increase to the fee, bringing the fee to \$395 per linear foot. The fee increase was presented in the Proposed Fees and Charges Report, which was approved by the City Council as part of the 2008-2009 budget process.

The approved increase, which has been assumed in this Adopted CIP, will bring the fee to a 100% cost recovery level, and will provide adequate funding to complete projects. Furthermore, it may encourage developers with sizeable developments to do this work themselves, which will help reduce the current backlog of undergrounding projects.

It is anticipated that \$45,000 will be collected from PG&E in 2008-2009 and held in the Underground Utility Fund. PG&E has a grant program associated with the Rule 20A utility undergrounding program that will reimburse private property owners for electrical service panel conversion work performed on their property. Funding

Developer Assisted Projects

2009-2013 Adopted Capital Improvement Program

Overview

Sources of Funding (Cont'd.)

received from PG&E will be used to reimburse private property owners. Reimbursements for this work to property owners will be contingent upon the City receiving the associated funds from PG&E. Beginning in 2009-2010, PG&E will be taking responsibility for this program, and property owners will coordinate directly with PG&E.

The revenue projections for the Residential Construction Tax (estimated at \$990,000 over the next five years) are also slightly lower than the \$1.1 million projection included in the 2008-2012 Adopted CIP. For 2007-2008, collections in this category are anticipated to be significantly below the level assumed in the Adopted Budget (from \$256,000 to \$100,000). This drop in revenue is directly attributable to the current slowdown in the local housing market as the source of these revenues are residential construction taxes collected with building permits issued to new residential projects. The annual Residential Construction Tax revenues are projected to increase slightly to \$150,000 in 2008-2009, and then increase further and level off between \$206,000 and \$212,000 for the remaining years of the CIP.

In both the Underground Utility Fund and Residential Construction Tax Contribution Fund, a significant portion of the respective fund balances will be used along with the projected tax and fee revenues to support undergrounding projects and reimbursements to developers for their street improvement projects.

Program Highlights

Within the Underground Utility Fund, current City Council approved priorities include the

establishment of the Delmas/Park Rule 20A/B Underground Utility District. Guadalupe Gardens Rule 20A (bounded by Coleman Avenue, Route 880 and Guadalupe River) is currently in construction. Construction has been completed on Saratoga Avenue Rule 20B (Route 280 to Kiely). The Saratoga Avenue Rule 20B utility undergrounding project was a City designed and construction managed project. The following Underground Utility District projects are currently in design: Park/Naglee (Naglee Avenue to Shasta Avenue and Park Avenue to Bascom Avenue), Market/Almaden (Reed Street, Pierce Avenue, Williams Road, Balbach Street and Viola Avenue), Jackson/Taylor (4th St. to 9th St.), Stevens Creek Boulevard (Stearns Avenue to Calvert Drive), Camden Avenue (Bascom Avenue to Leigh Avenue), and Evergreen Park (Yerba Buena Road to San Felipe Road).

Some major anticipated activities within the RCTCF include reimbursements to KB Homes South Bay and Summerhill Homes for median island construction and center strip paving related to the Communications Hill and Dairy Hill projects. The reimbursements to these developers, originally anticipated to be paid in 2005-2006, are now programmed in 2008-2009 due to private developer delays in project completion.

Specifically, \$664,000 is programmed for median island reimbursements and \$328,000 for center strip paving reimbursements in 2008-2009. In 2009-2010 and beyond, some smaller street improvement reimbursements in the RCTCF have been programmed.

Developer Assisted Projects

2009-2013 Adopted Capital Improvement Program

Overview

Major Changes from the 2008-2012 Adopted CIP

- As discussed above, the revenue estimates for both the Underground Utility Fund and the Residential Construction Tax Contribution Fund are slightly lower than anticipated in the previous CIP. However, the current year estimates for both funds are significantly lower than had been assumed in the 2007-2008 Adopted Budget.
- As a result of the revised Rule 20A workplan, which will reduce the backlog of Rule 20A projects, an increase to the Underground Utility Administration (Rule 20A) appropriation was approved in this CIP.
- An increase to the Underground Utility In-Lieu Fee was approved for 2008-2009. The fee was last adjusted in 2003.

Operating Budget Impact

There are no additional operating and maintenance costs associated with the projects programmed in the 2009-2013 Adopted CIP, given that the median island construction and center strip paving related to the Communications Hill and Dairy Hill projects will be maintained through an assessment district involving newly developed properties. Within the Underground Utility Program, utility companies maintain their own facilities.

Council Approved Revisions to the Proposed Capital Improvement Program

None

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Source of Funds

	Estimated 2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	5-Year Total
<u>SOURCE OF FUNDS</u>							
<u>Underground Utility Fund</u>							
Beginning Fund Balance	3,430,900	3,021,372	2,562,372	1,923,372	1,324,372	964,372	3,021,372 *
Interest Income		80,000	60,000	60,000	60,000	60,000	320,000
Miscellaneous Revenue							
– PG&E/Private Electrical Service Panel Conversion	45,000	45,000					45,000
Developer Contributions	900,000	1,150,000	1,300,000	1,450,000	1,600,000	1,750,000	7,250,000
Reserve for Encumbrances	85,472						
Total Underground Utility Fund	4,461,372	4,296,372	3,922,372	3,433,372	2,984,372	2,774,372	10,636,372 *
<u>Residential Construction Tax Contribution Fund</u>							
Beginning Fund Balance	1,336,912	1,314,959	309,959	250,959	180,959	109,959	1,314,959 *
Taxes, Fees & Charges:							
<u>Residential Construction Tax</u>	100,000	150,000	211,000	206,000	211,000	212,000	990,000
Reserve for Encumbrances	1,047						
Total Residential Construction Tax Contribution Fund	1,437,959	1,464,959	520,959	456,959	391,959	321,959	2,304,959 *
TOTAL SOURCE OF FUNDS	5,899,331	5,761,331	4,443,331	3,890,331	3,376,331	3,096,331	12,941,331 *

* The 2009-2010 through 2012-2013 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program

Use of Funds

USE OF FUNDS		Estimated 2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	5-Year Total
<u>Construction Projects</u>								
1.	Underground Utility Program (20B)	910,000	1,100,000	1,400,000	1,500,000	1,500,000	1,600,000	7,100,000
Total Construction Projects		910,000	1,100,000	1,400,000	1,500,000	1,500,000	1,600,000	7,100,000
<u>Non-Construction</u>								
General Non-Construction								
	CIP Action Team	2,000						
2.	PG&E/Private Electrical Service Panel Conversion Reimbursement	45,000	45,000					45,000
3.	Public Works Capital Management Costs	97,000	91,000	92,000	93,000	94,000	95,000	465,000
4.	Reimbursement to Developers for Center Strip Paving		328,000	50,000	50,000	50,000	50,000	528,000
5.	Reimbursement to Developers for Landscaping		664,000	50,000	50,000	50,000	50,000	864,000
6.	Residential Program Administration	95,000	100,000	105,000	110,000	115,000	121,000	551,000
7.	Street Improvements for New Development	10,000	50,000	50,000	50,000	50,000	50,000	250,000
8.	Underground Utility Administration (20A)	250,000	350,000	355,000	360,000	265,000	270,000	1,600,000
9.	Underground Utility Administration (20B)	130,000	135,000	140,000	145,000	150,000	155,000	725,000
Total General Non-Construction		629,000	1,763,000	842,000	858,000	774,000	791,000	5,028,000

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program

Use of Funds

USE OF FUNDS (CONT'D.)	Estimated 2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	5-Year Total
<u>Non-Construction</u>							
Contributions, Loans and Transfers to Special Funds							
Transfer to the City Hall Debt Service Fund	24,000	26,000	27,000	27,000	28,000	22,000	130,000
Total Contributions, Loans and Transfers to Special Funds	24,000	26,000	27,000	27,000	28,000	22,000	130,000
Total Non-Construction	653,000	1,789,000	869,000	885,000	802,000	813,000	5,158,000
Ending Fund Balance	4,336,331	2,872,331	2,174,331	1,505,331	1,074,331	683,331	683,331*
TOTAL USE OF FUNDS	5,899,331	5,761,331	4,443,331	3,890,331	3,376,331	3,096,331	12,941,331*

* The 2008-2009 through 2011-2012 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
2008-2009 Use of Funds by Funding Source

	(416) Underground Utility Fund	(420) Residential Construction Tax Contribution Fund	Total
TOTAL RESOURCES	4,296,372	1,464,959	5,761,331
<u>Construction Projects</u>			
1. Underground Utility Program (20B)	1,100,000		1,100,000
Total Construction Projects	1,100,000		1,100,000
<u>Non-Construction</u>			
2. PG&E/Private Electrical Service Panel Conversion Reimbursement	45,000		45,000
3. Public Works Capital Management Costs	84,000	7,000	91,000
4. Reimbursement to Developers for Center Strip Paving		328,000	328,000
5. Reimbursement to Developers for Landscaping		664,000	664,000
6. Residential Program Administration		100,000	100,000
7. Street Improvements for New Development		50,000	50,000
8. Underground Utility Administration (20A)	350,000		350,000
9. Underground Utility Administration (20B)	135,000		135,000
	614,000	1,149,000	1,763,000
Contributions, Loans and Transfers to			
Transfer to the City Hall Debt Service Fund	20,000	6,000	26,000
Total Contributions, Loans and Transfers	20,000	6,000	26,000
Total Non-Construction	634,000	1,155,000	1,789,000

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
2008-2009 Use of Funds by Funding Source

	(416) Underground Utility Fund	(420) Residential Construction Tax Contribution Fund	Total
Ending Fund Balance	2,562,372	309,959	2,872,331
TOTAL USE OF FUNDS	4,296,372	1,464,959	5,761,331

Developer Assisted Projects Capital Program

2009-2013 Adopted Capital Improvement Program

Detail of Capital Projects

1. Underground Utility Program (20B)

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	City-wide		

Description: Rule 20B Underground Utility Districts are established with fees paid to the City when a developer opts out of placing facilities underground at the time of development. Projects are prioritized with a five-year plan based on several criteria, the largest of which is the total amount of fees collected within the Underground District. This allocation is used for the design, construction, and administration of these projects.

Justification: Underground Utility Ordinance No. 23187 mandates that fees collected pursuant to the ordinance be used to fund the conversion of overhead utility facilities to underground facilities. The purpose of the conversion is to implement the urban design policies of San José's General Plan.

EXPENDITURE SCHEDULE (000'S)										
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year
Construction		994	910	1,100	1,400	1,500	1,500	1,600	7,100	
TOTAL		994	910	1,100	1,400	1,500	1,500	1,600	7,100	
FUNDING SOURCE SCHEDULE (000'S)										
Underground Utility Fund		994	910	1,100	1,400	1,500	1,500	1,600	7,100	
TOTAL		994	910	1,100	1,400	1,500	1,500	1,600	7,100	
ANNUAL OPERATING BUDGET IMPACT (000'S)										
None										

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	4654	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

2. PG&E/Private Electrical Service Panel Conversion Reimbursement

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	City-wide		

Description: Under Rule 20A Tariffs and Regulations, PG&E reimburses property owners up to \$1,500 per service entrance for electrical service panel conversion to receive services from the underground system. This allocation allows the City to accept funds from PG&E and reimburse property owners for conversion work on their property.

Justification: Underground Utility Projects occur per the City Council endorsed five-year workplan. The purpose of the conversion is to implement the urban design policies of San José's General Plan.

EXPENDITURE SCHEDULE (000'S)											
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
City Reimbursement		45	45	45					45		
TOTAL		45	45	45					45		
FUNDING SOURCE SCHEDULE (000'S)											
Underground Utility Fund		45	45	45					45		
TOTAL		45	45	45					45		
ANNUAL OPERATING BUDGET IMPACT (000'S)											
None											

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project. Funding and expenditure will be evaluated on yearly basis.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	6128	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

3. Public Works Capital Management Costs

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	N/A	Revised Completion Date:	
Location:	N/A		

Description: This allocation funds the fair share of Public Works Department administrative and management costs necessary to ensure the delivery of capital projects.

Justification: This allocation is required to recover the actual administrative and management costs incurred when delivering capital projects.

EXPENDITURE SCHEDULE (000'S)											
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
Program Management		97	97	91	92	93	94	95	465		
TOTAL		97	97	91	92	93	94	95	465		
FUNDING SOURCE SCHEDULE (000'S)											
Underground Utility Fund		86	86	84	84	84	84	84	420		
Residential Construction Tax Contribution Fund		11	11	7	8	9	10	11	45		
TOTAL		97	97	91	92	93	94	95	465		
ANNUAL OPERATING BUDGET IMPACT (000'S)											
None											

Major Changes in Project Cost:
N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	6000	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

4. Reimbursement to Developers for Center Strip Paving

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: This allocation provides reimbursements to developers of residential projects being built adjacent to major collectors for the costs of paving the street beyond the 30 foot width for residential streets.

Justification: This program implements the City's General Plan Goals and Policies, which state that the City should assign priority to the installation and maintenance of street improvements along major thoroughfares.

EXPENDITURE SCHEDULE (000'S)											
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
Payment to Developers		278		328	50	50	50	50	528		
TOTAL		278		328	50	50	50	50	528		
FUNDING SOURCE SCHEDULE (000'S)											
Residential Construction Tax Contribution Fund		278		328	50	50	50	50	528		
TOTAL		278		328	50	50	50	50	528		
ANNUAL OPERATING BUDGET IMPACT (000'S)											

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	4314	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

5. Reimbursement to Developers for Landscaping

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: This allocation provides reimbursements to residential developers to install landscaping on City streets near developments.

Justification: This program implements the City's General Plan Goals and Policies, which state that the City should assign priority to the installation and maintenance of median islands and back-up strips along major thoroughfares.

EXPENDITURE SCHEDULE (000'S)

Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
Payment to Developers		564		664	50	50	50	50	864		
TOTAL		564		664	50	50	50	50	864		

FUNDING SOURCE SCHEDULE (000'S)

Residential Construction Tax Contribution Fund		564		664	50	50	50	50	864		
TOTAL		564		664	50	50	50	50	864		

ANNUAL OPERATING BUDGET IMPACT (000'S)

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	5148	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

6. Residential Program Administration

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: This allocation provides for the administration of the Residential Construction Tax Contribution Fund.

Justification: Funds are necessary to administer the collection and distribution of funds related to the Residential Construction Tax Contribution Fund.

EXPENDITURE SCHEDULE (000'S)										
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year
Program Management		95	95	100	105	110	115	121	551	
TOTAL		95	95	100	105	110	115	121	551	
FUNDING SOURCE SCHEDULE (000'S)										
Residential Construction Tax Contribution Fund		95	95	100	105	110	115	121	551	
TOTAL		95	95	100	105	110	115	121	551	
ANNUAL OPERATING BUDGET IMPACT (000'S)										

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	5140	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

7. Street Improvements for New Development

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: This allocation provides reimbursements to developers for voluntary off-site street improvements typically adjacent to an ongoing private development project.

Justification: This program implements the City's General Plan Goals and Policies, which state that the City should assign priority to the installation and maintenance of street improvements along major thoroughfares.

EXPENDITURE SCHEDULE (000'S)										
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year
Payment to Developers		54	10	50	50	50	50	50	250	
TOTAL		54	10	50	50	50	50	50	250	
FUNDING SOURCE SCHEDULE (000'S)										
Residential Construction Tax Contribution Fund		54	10	50	50	50	50	50	250	
TOTAL		54	10	50	50	50	50	50	250	
ANNUAL OPERATING BUDGET IMPACT (000'S)										

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	5402	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

8. Underground Utility Administration (20A)

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: PG&E and other utility companies allocate their own funds to replace existing overhead electrical facilities with underground electrical facilities within the communities they serve. This allocation provides funding for the day-to-day administration of the undergrounding program, including design and plan review, coordination, inspection of undergrounding projects, underground service alert locating, and legislation of the Underground Utility Districts.

Justification: Underground Utility Projects occur per the City Council endorsed five-year workplan. The purpose of the conversion is to implement the urban design policies of San José's General Plan.

EXPENDITURE SCHEDULE (000'S)

Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
Program Management		250	250	350	355	360	265	270	1,600		
TOTAL		250	250	350	355	360	265	270	1,600		

FUNDING SOURCE SCHEDULE (000'S)

Underground Utility Fund		250	250	350	355	360	265	270	1,600		
TOTAL		250	250	350	355	360	265	270	1,600		

ANNUAL OPERATING BUDGET IMPACT (000'S)

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	4786	USGBC LEED:	N/A

Developer Assisted Projects Capital Program
2009-2013 Adopted Capital Improvement Program
Detail of Capital Projects

9. Underground Utility Administration (20B)

CSA:	Community and Economic Development	Initial Start Date:	Ongoing
CSA Outcome:	Safe, Healthy, Attractive and Vital Community	Revised Start Date:	
Department:	Public Works	Initial Completion Date:	Ongoing
Council District:	City-wide	Revised Completion Date:	
Location:	N/A		

Description: Ordinance No. 23187 established an Underground Utility Fee Program whereby developers can pay a fee in-lieu of being required to underground all overhead utilities adjacent to their developments. This allocation provides funding for the day-to-day administration of this Ordinance, including plan review.

Justification: Staff support is necessary to administer the Underground Utility Program.

EXPENDITURE SCHEDULE (000'S)											
Cost Elements	Prior Years	2007-08 Appn.	2007-08 Estimate	2008-09	2009-10	2010-11	2011-12	2012-13	5-Year Total	Beyond 5-Year	Project Total
Program Management		130	130	135	140	145	150	155	725		
TOTAL		130	130	135	140	145	150	155	725		
FUNDING SOURCE SCHEDULE (000'S)											
Underground Utility Fund		130	130	135	140	145	150	155	725		
TOTAL		130	130	135	140	145	150	155	725		
ANNUAL OPERATING BUDGET IMPACT (000'S)											
None											

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:	Ongoing	Redevelopment Area:	N/A
Initial Project Budget:		SNI Area:	N/A
Appn. #:	5147	USGBC LEED:	N/A